

**Denton County
Juli Luke
County Clerk**

Instrument Number: 60685

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: June 04, 2025 08:11 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 60685
Receipt Number: 20250603000731
Recorded Date/Time: June 04, 2025 08:11 AM
User: Lisa H
Station: Station 41

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
HERITAGE LAKES HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Heritage Lakes Homeowners Association, Inc., a non-profit corporation (the "Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Heritage Lakes.
2. Name of Association: The name of the Association is Heritage Lakes Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Heritage Lakes, Phase 1, a subdivision in Denton County, Texas according to the map or plat thereof recorded in Cabinet Q, Pages 40-41 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Heritage Lakes, Phase 2, a subdivision in Denton County, Texas according to the map or plat thereof recorded in Cabinet S, Pages 118-119 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Heritage Lakes, Phase 3, a subdivision in Denton County, Texas according to the map or plat thereof recorded in Cabinet U, Pages 9-10 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Heritage Lakes, Phase 4 & 5, a subdivision in Denton County, Texas according to the map or plat thereof recorded in Cabinet U, Pages 884-885 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Heritage Lakes.

- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Heritage Lakes.
- (3) Amendment to Declaration of Covenants, Conditions and Restrictions for Heritage Lakes.
- (4) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Heritage Lakes.
- (5) Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Heritage Lakes.
- (6) Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Heritage Lakes.
- (7) Supplement to Declaration of Covenants, Conditions and Restrictions for Heritage Lakes.
- (8) Fourth Supplement to Declaration of Covenants, Conditions and Restrictions for Heritage Lakes.
- (9) Supplement to Declaration of Covenants, Conditions and Restrictions for Heritage Lakes.
- (10) Supplement to Declaration of Covenants, Conditions and Restrictions for Heritage Lakes.
- (11) Fifth Supplement to the Declaration of Covenants, Conditions and Restrictions for Heritage Lakes.

b. Recording Information:

- (1) Volume 4494, Page 221, *et. seq.*, of the Official Public Records of Real Property of Denton County, Texas.
- (2) Volume 4498, Page 774, *et. seq.*, of the Official Public Records of Real Property of Denton County, Texas.
- (3) Volume 5191, Page 4402, *et. seq.*, of the Official Public Records of Real Property of Denton County, Texas.
- (4) Volume 5218, Page 528, *et. seq.*, of the Official Public Records of Real Property of Denton County, Texas.
- (5) Denton County Clerk's File No. 2003-194602.
- (6) Denton County Clerk's File No. 2003-199984.
- (7) Volume 4656, Page 545, *et. seq.*, of the Official Public Records of Real Property of Denton County, Texas.
- (8) Volume 4847, Page 2396, *et. seq.*, of the Official Public Records of Real Property of Denton County, Texas.
- (9) Volume 4953, Page 673, *et. seq.*, of the Official Public Records of Real Property of Denton County, Texas.
- (10) Volume 5334, Page 6090, *et. seq.*, of the Official Public Records of Real Property of Denton County, Texas.
- (11) Denton County Clerk's File No. 2004-146467.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Heritage Lakes Homeowners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:
- RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
HERLAKES@CiraMail.com
7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Conveyance/Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Statement of Account	\$295.00

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 3rd day of June, 2025.

HERITAGE LAKES HOMEOWNERS ASSOCIATION, INC.

By: RealManage,
Managing Agent

By: Emily Dale

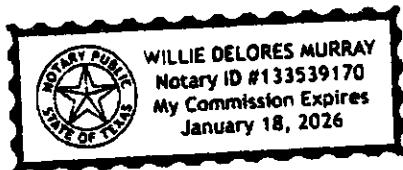
Printed: Emily Dale

Its: Director

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 3 day of June, 2025 personally appeared Emily Dale, Community Manager of RealManage, Heritage Lakes Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Willie Delores Murray
Notary Public in and for the State of Texas